

IN RE: PETITION FOR ZONING VARIANCE  
W/S Meyers Lane, 430' N c/l  
of Norhurst Way North  
Lot 21 Meyers Lane Subdivision  
1st Election District  
1st Councilmanic District  
Thelma Jowais, Legal Owner  
Security Development Corp.  
Contract Purchaser, Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-139-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Sections 1801.2.C.3 (V.B.9.) and 504 (V.B.6.a.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 17 ft. building and window to street right of way in lieu of the minimum 25 ft. and 34 ft. building to street centerline in lieu of the minimum 50 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Security Development, by Stewart D. Young, appeared, testified and was represented by Michael Gisriel, Esquire. Appearing and testifying on behalf of the Petition was John Elorriaga, Director of Land Development, for Tracy Schulte & Associates. Appearing and testifying as a Protestant was Dennis W. McElgunn.

Testimony indicated that the subject property, Lot #21 of the subdivision known as Meyers Lane Subdivision, contains 23 homes. The property is zoned D.R.5.5 and was originally all of the land included with the home that exist on Lot #21. The home that is shown on Lot #21 was the original house for the tract of land of approximately 5-1/2 acres +/- which has been subdivided by Security Development Corporation into 23 residential lots of which Lot #21 has the pre-existing original house. As a result of

the subdivision process in Baltimore County, the Bureau of Highways of the Department of Public Works is requiring that the Petitioner improve and widen Meyers Lane as shown on Petitioner's Exhibit No. 1 to provide a better roadbed and right of way.

Testimony also indicated that the roadbed widening and the expansion of the right of way dedication places the road and right of way closer to the pre-existing house on Lot #21 than is permitted under the applicable provisions of the B.C.Z.R. The variances requested are as to that pre-existing home on a lot that has been created which is of adequate size and dimension, as required by the B.C.Z.R., but because of the original placement of the home on Lot #21, the required variances for setback from the street right of way and the actual center of the street must be maintained.

The Petitioner's witnesses, Mr. Young and Mr. Elorriaga, both testified as to the prerequisite set forth in Section 307.1 of the B.C.Z.R. There was extensive testimony provided by the Petitioner's witnesses concerning the nature and scope of the actual variances as shown on Petitioner's Exhibit No. 1 with explanations that centered on the Petitioner's desire not to raze the existing dwelling unit shown on Lot #21. These explanations centered on the desire of the Petitioner not to destroy an existing home which is functionally and structurally sound and which would provide no social utility to the community or the particular lot in question by requiring its destruction.

The Protestant testified as to his opposition to the proposed variances and his objection to the developer obtaining relief from the requirements of the B.C.Z.R. which he does not believe is relief that is normally accorded to private citizens. The Protestant also testified as to the nature and extent of the road improvements indicating that those improvements

ORDER RECEIVED FOR FILING  
Date 11/27/90  
By [Signature]

-2-

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.3 (V.B.9.) and 504 (V.B.6.a.)  
To permit a 17 ft. building and window to street right-of-way in lieu of the minimum 25 ft. and a 34 ft. building to street centerline in lieu of the minimum 50 ft.  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Lot 21 of the proposed Meyers Lane Subdivision contains an existing house. Due to the proposed widening of Meyers Lane and the dedication of right-of-way, the new building setback will be 17 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.  
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Security Development Corporation  
Type or Print Name: [Signature]  
Signature: [Signature]  
P.O. Box 417  
Address: Elkton City, MD 21043  
City and State: [Signature]  
Attorney for Petitioner: [Signature]  
Type or Print Name: [Signature]  
Signature: [Signature]  
Address: 9407 Harford Road  
City and State: Baltimore, MD 21234  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: [Signature]  
Name: [Signature]  
Address: [Signature]  
City and State: [Signature]  
Attorney's Telephone No.: 539-0493  
Address: [Signature]  
City and State: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
J. Robert Haines  
Zoning Commissioner of Baltimore County.  
(over)

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Date 11/27/90  
By [Signature]

msk - 11/27/90  
est time 1 hr.  
avail anytime

ments are for the new homeowners of the new development and will serve no practical benefit to the individuals who currently live on Meyers Lane.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of Nov., 1990 that the Petition for a Zoning Variance from Sections 1801.2.C.3 (V.B.9.) and 504 (V.B.6.a.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 17 ft. building and window to street right of way in lieu of the minimum 25 ft. and 34 ft. building to street centerline in lieu of the minimum 50 ft., is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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Date 11/27/90  
By [Signature]

-3-

TRACY, SCHULTE & ASSOCIATES INC.  
planning • architecture • engineering • surveying

8480 Baltimore National Pike • Suite 418 • Elkton City, Maryland 21043 • (301) 465-6105

Description  
Lot 21  
Meyers Lane Subdivision

BEING a parcel of land adjacent to Meyers Lane which southeastermost corner along Meyers Lane lies 410 feet, plus or minus, from the northwesternmost corner of the intersection of Meyers Lane and Norhurst Way North as measured along the western right-of-way of Meyers Lane.

BEGINNING at said property corner, departing South 69°78'42" West, 116.24 feet to the southwesternmost property corner; thence departing North 20°41'18" West, 76.63 feet to the northwesternmost property corner; thence departing North 69°18'42" East, 116.24 feet to the northeasternmost property corner; thence, departing South 20°41'18" East, 76.63 feet to said point of beginning. Containing 0.20 acres of land, more or less.

June 29, 1990

Page 1 of 1

2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.  
3. The Petitioner shall not allow or cause the conversion to a multi-family use of the single family house on Lot #21. No expansion of the structure on Lot #21, and no construction of any accessory structures on Lot #21 in contradiction to the B.C.Z.R.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:mmm

cc: Peoples Counsel

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Date 11/27/90  
By [Signature]

-4-

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st  
Date of Posting: October 29, 1990  
Posted for: Variance  
Petitioner: Thelma Jowais  
Location of property: W/S Meyers Lane, 430' N c/l of Norhurst Way North  
Lot 21, Meyers Lane Subdivision  
Location of Sign: West side of Meyers Lane, in front of subject property  
Remarks: [Signature]  
Posted by: J. J. [Signature]  
Date of return: November 2, 1990  
Number of Signs: 1

Baltimore County Zoning Commissioner County Office Building 115 West Chesapeake Avenue Towson, Maryland 21204		receipt Account: R-001-6150 Number: No 3203	
Date:	B/15/90	H9100064	
PUBLIC HEARING FEES		QTY	PRICE
010 -ZONING VARIANCE (IRL)		1 X	\$35.00
LAST NAME OF OWNER: JOWAIS		TOTAL:	\$35.00
Casher Validation:		04A04H0006MCHRC 86 0002128P08-15-90 Please make checks payable to: Baltimore County EXT BUSINESS DAY	







BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
SEPTEMBER 27, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 64  
PROPERTY OWNER: Legal Owner: Thelma Jowais  
Contract Purchaser: Security Development Corporation  
LOCATION: W/S Meyers Lane, 430' N centerline of Northurst Way North  
ELECTION DISTRICT: 1st  
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERNATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- ( ) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

9/28/90 RECEIVED

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for September 26, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 89, 90, 91, 92 and 95.

Items 94 and 98 are subject to the previous County Review Group comments.

For Item 93, a County Review Group Meeting may be required for these improvements.

For Item 96, the right-of-way for Eugene Avenue is incorrectly shown on the plan. The paving is 24 feet and the right-of-way width is 44 feet, with a fillet and drainage and utility easement across the southernmost corner of the lot at the intersection.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E. Chief  
Developers Engineering Division

RWB:s

RECEIVED

10/4

Revised Comments  
Revised Plan Received: 11/13/91  
Comments Date: 11/15/91  
Comments Completed: 11/18/91

Zoning approves this plan for C.R.G. extension, subject to the understanding that the note referencing the 40 foot window-to-window setback will be corrected on the F.D.P. to read as follows "In addition to the required 40 foot window to window separation on all lots, a 40 foot facing window separation is required between front windows on lots 8, 9, 10 facing rear windows on lots 7, 11." Also the zoning case #91-139-A must be included in the zoning history on the F.D.P.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the F.D.P. checklist information being included on the Final Development Plan.

Any requests for further information from the Zoning Office must include a reference to the C.R.G. extension review and written correspondence or revised plans must be accompanied by a copy of these comments.

JLL:scj

cc: Current Planning  
Zoning File #91-139-A  
Waiver File

*John L. Lewis*  
JOHN L. LEWIS  
PLANNER II

IN THE MATTER OF  
THELMA JOWAIS,  
AN ALLEGED DISABLED

\* IN THE  
\* CIRCUIT COURT  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 87T55

ORDER

This matter having been set for a hearing on April 11, 1990 for the Guardian, Anita Cimino, to show cause why the 2nd Annual Accounting in the above captioned estate due June 8, 1989, has not been filed. The Guardian and counsel having failed to appear, it is, therefore, this 11th day of April, 1990, by the Circuit Court for Baltimore County,

ORDERED that the Guardian, Anita Cimino, be and is hereby removed as Guardian of the Property of Thelma Jowais, and it is further

ORDERED that Gerald W. Soukup, Esquire, be and is hereby appointed as Substitute Guardian, and it is further

ORDERED that Anita Cimino turn over to Gerald W. Soukup, Esquire, any and all accounts, records and assets belonging to the alleged disabled, and it is further

ORDERED that Gerald W. Soukup, Esquire, file an accounting with this Court on or before the 17th day of June, 1990, and it is further

ORDERED that Anita Cimino continue to serve in her capacity as Guardian of the Person of Thelma Jowais,

#64

91-139-A

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS  
*Dennis W. McQueen* 619 Meigs Dr 21098

91-139A

PLEASE PRINT CLEARLY

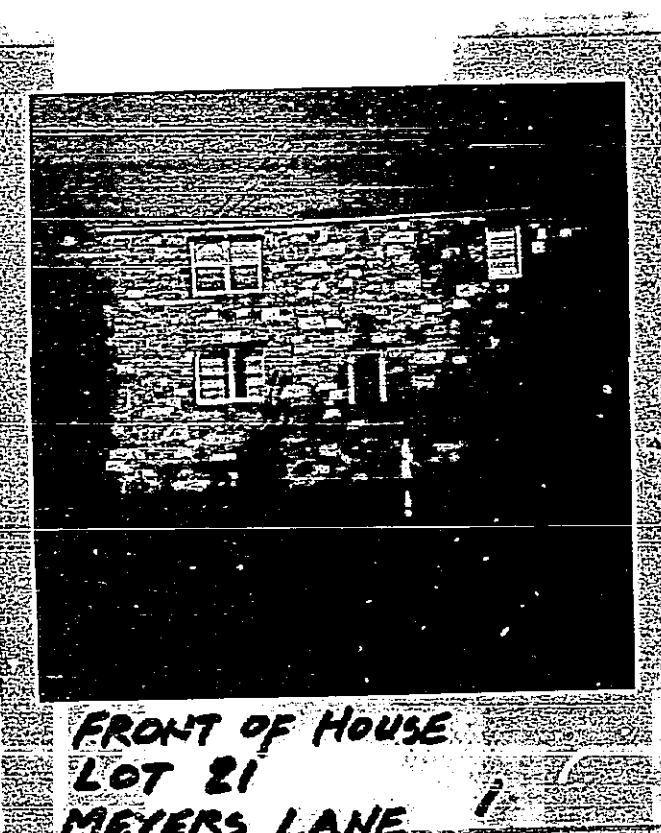
PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
*Stewart D. Young* 2547 Vardys Lane Westminister  
*John E. Young* Tracy Street, Lanham - Elkhart City  
*Michael Gisriel, Esq.* 210 E. Lexington Ave - Suite 400, Baltimore, Md - 21202

91-139A

PETITIONER'S EXHIBIT #

CASE NUMBER: 91-139A



GERALD W. SOUKUP  
Attorney At Law

9407 Harford Rd.  
Baltimore, MD 21234  
681-1064

October 16, 1990

Michael U. Gisriel, Esq.  
210 East Lexington Street  
Suite 400  
Baltimore, MD 21202

RE: Petition for Zoning Variance - W/S Meyers Lane  
Security Development Corp./Thelma Jowais  
Case No. 91-139-A

Dear Mr. Gisriel:

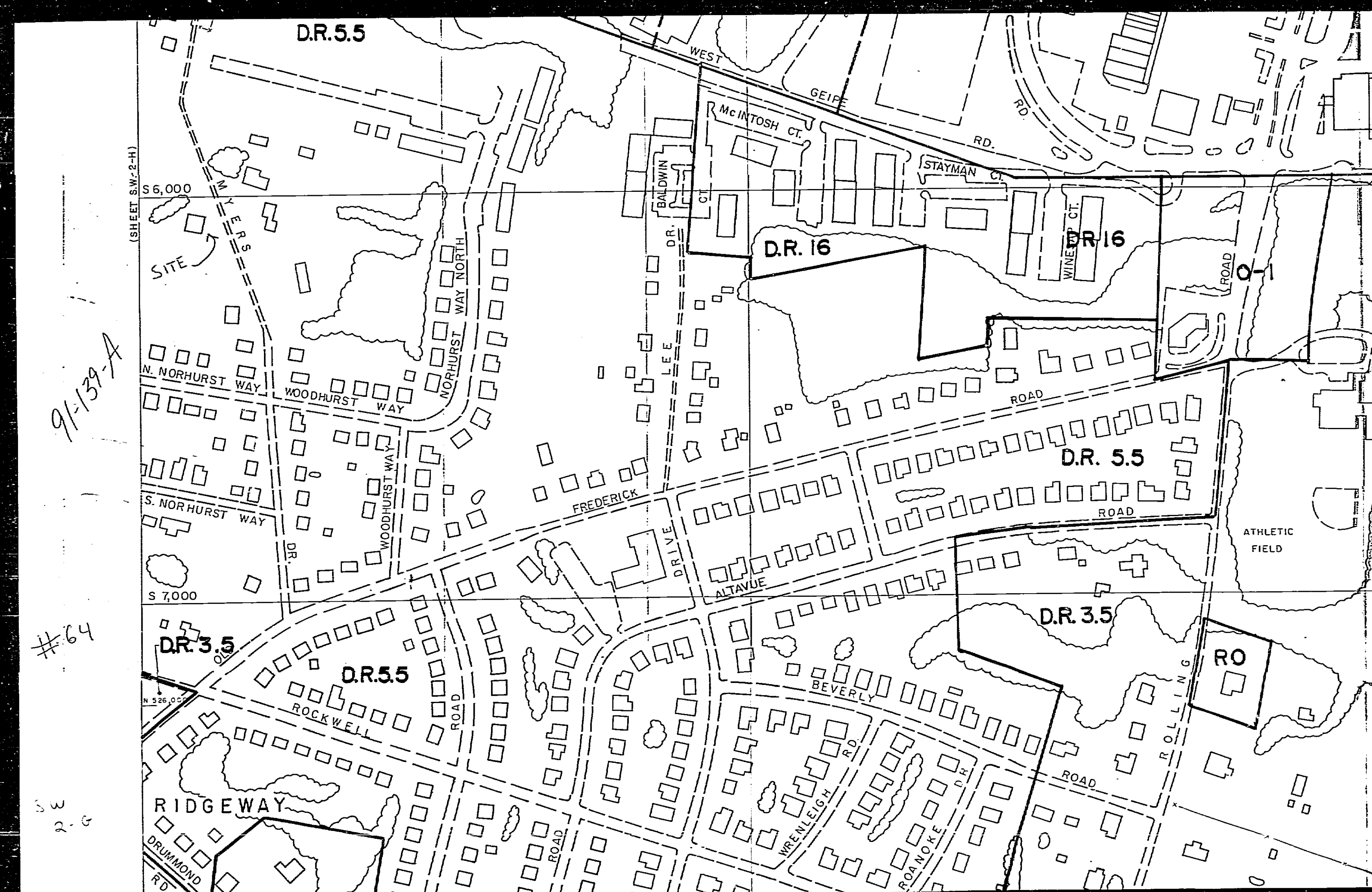
I was notified of a hearing for the above captioned property by Mr. Haines, the Zoning Commissioner for Baltimore County, which is set for November 21, 1990 at 2:00 p.m. I will be unable to attend the hearing as I am previously scheduled to appear for a sentencing in the Circuit Court for Harford County. If my attendance at the Zoning Hearing will be required, I must reschedule either the sentencing or the zoning hearing. Please contact me at your convenience to discuss whether you need me to attend the zoning hearing. I certainly have no objection to the proposed variance.

Very truly yours,  
*Gerald W. Soukup*  
Gerald W. Soukup

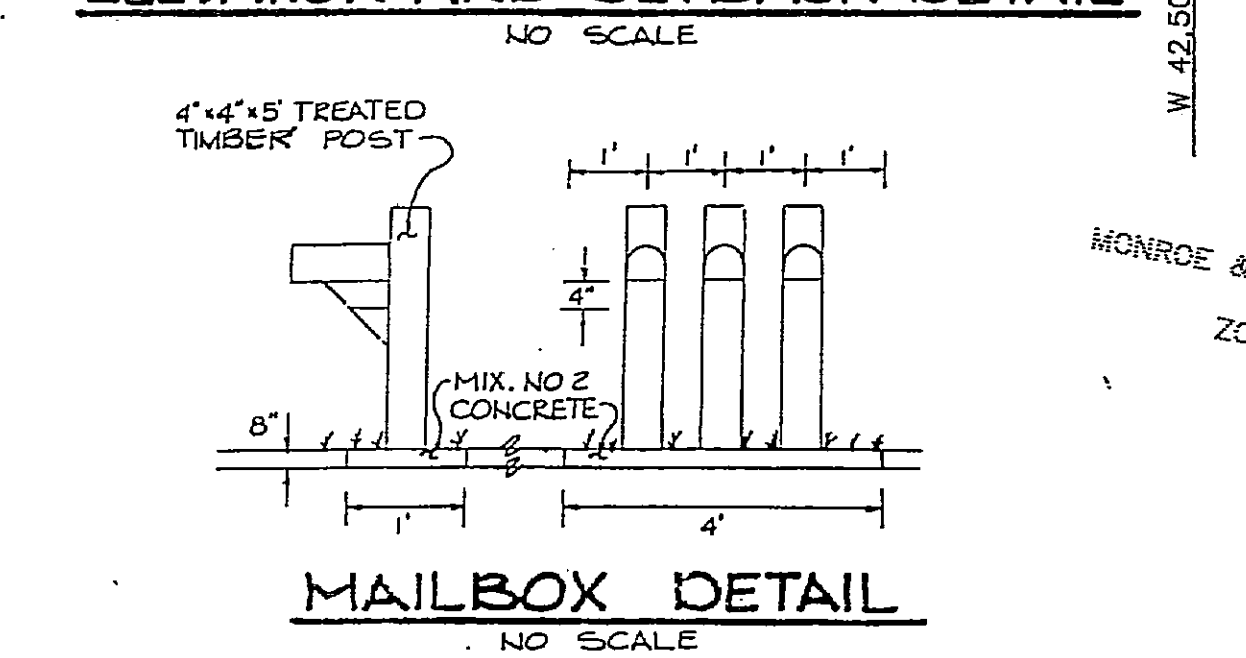
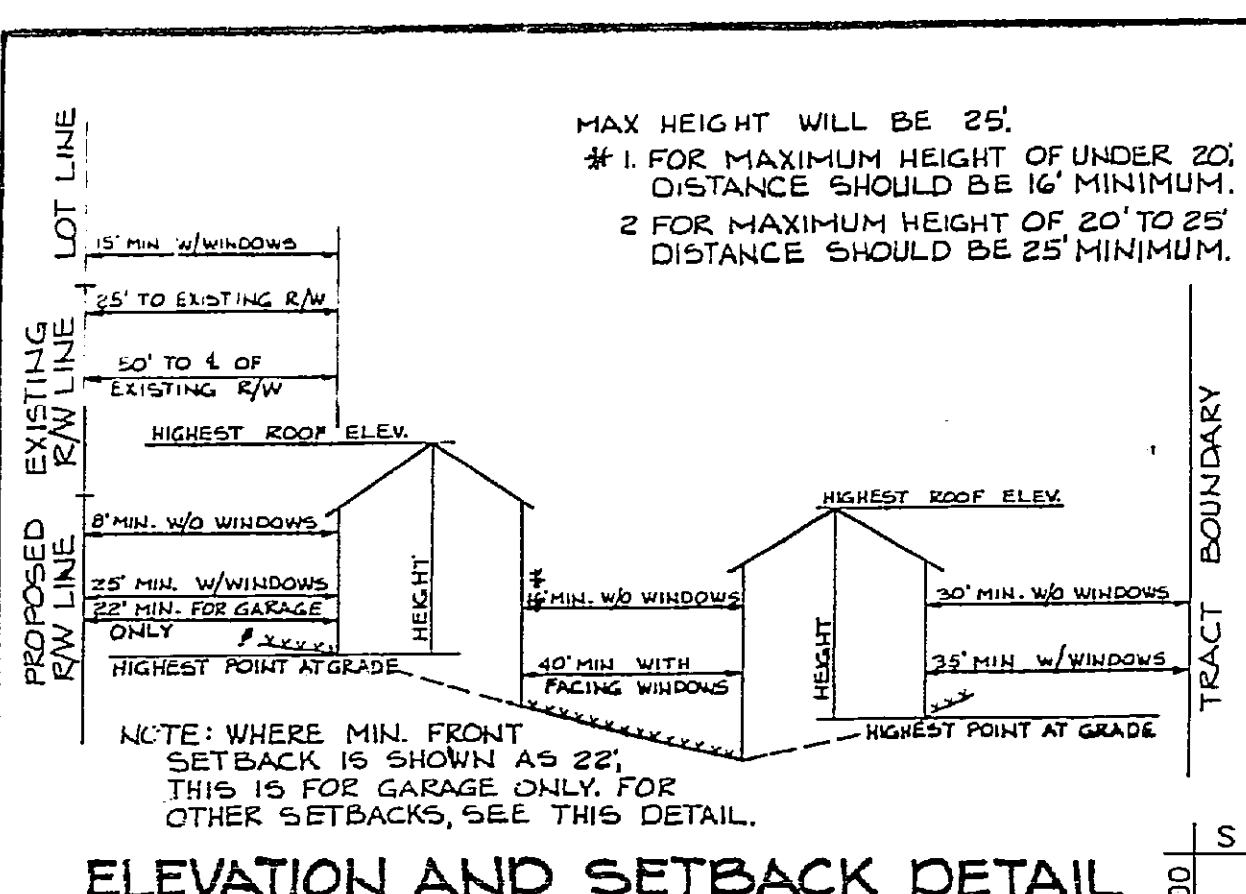
GWS:ht

PETITIONER'S  
EXHIBIT 2

91-139A







**SOILS CLASSIFICATIONS**

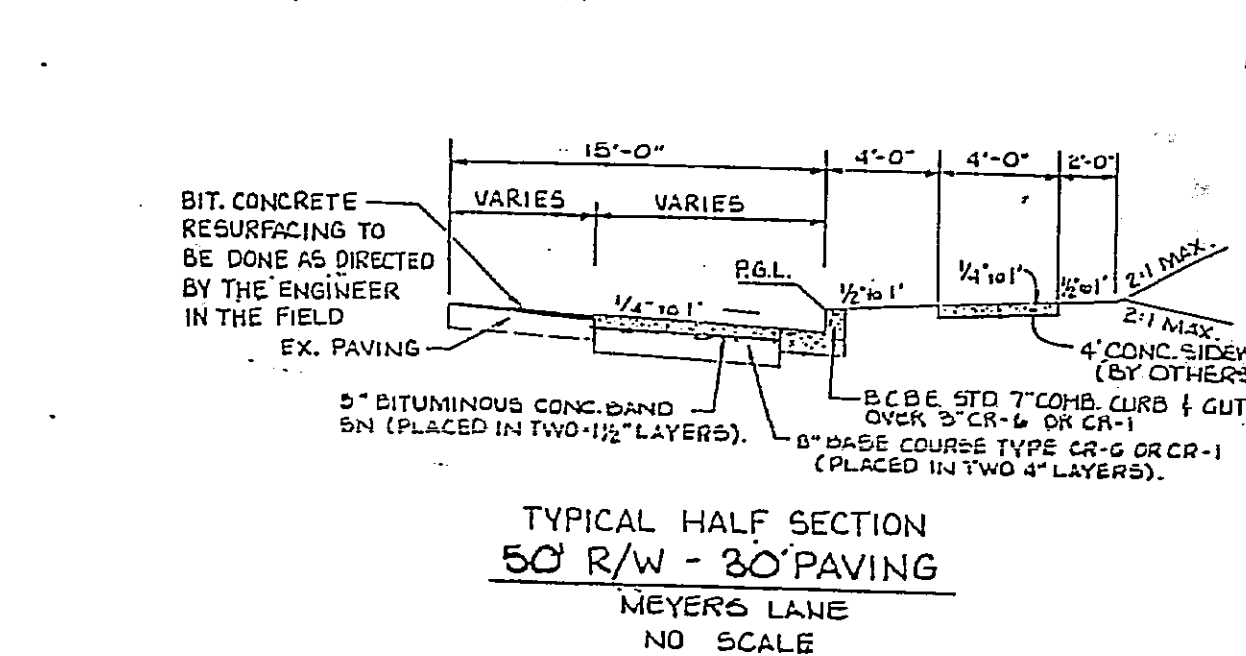
Adb2 ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

CID CHILLUM - URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES.

McB2 LEODORF - URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES.

Lhb LEODORF - URBAN LAND COMPLEX, 8 - 15 PERCENT SLOPES.

MsB2 MONTALTO SILT LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.



**ACCESSORY STRUCTURE NOTE**

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 403 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOODPLAIN AREAS OR HYDRIC SOILS.

**ZONING COMMISSIONER'S NOTE**

THIS DEVELOPMENT IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

**CURB CUT NOTE**

THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE, BUT PRIOR TO INSTALLATION OF STREET CURBS.

**WALKWAY EASEMENT & DECK NOTE**

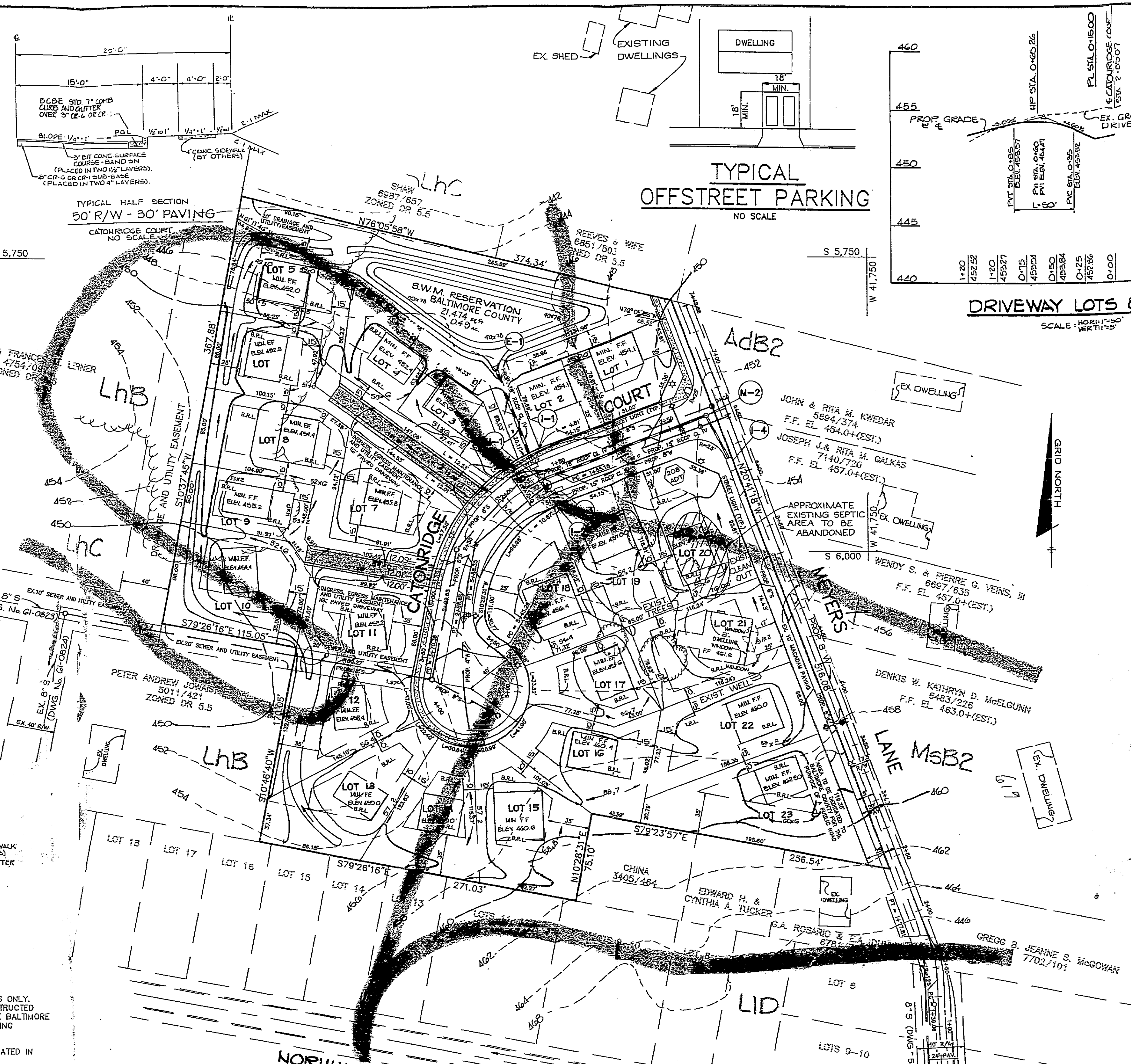
IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

**CRG PLAN NOTE**

THIS DEVELOPMENT PLAN COMPLES WITH THE CRG PLAN AND ALL CRG COMMENTS.

**LANDSCAPE PLAN NOTE**

A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



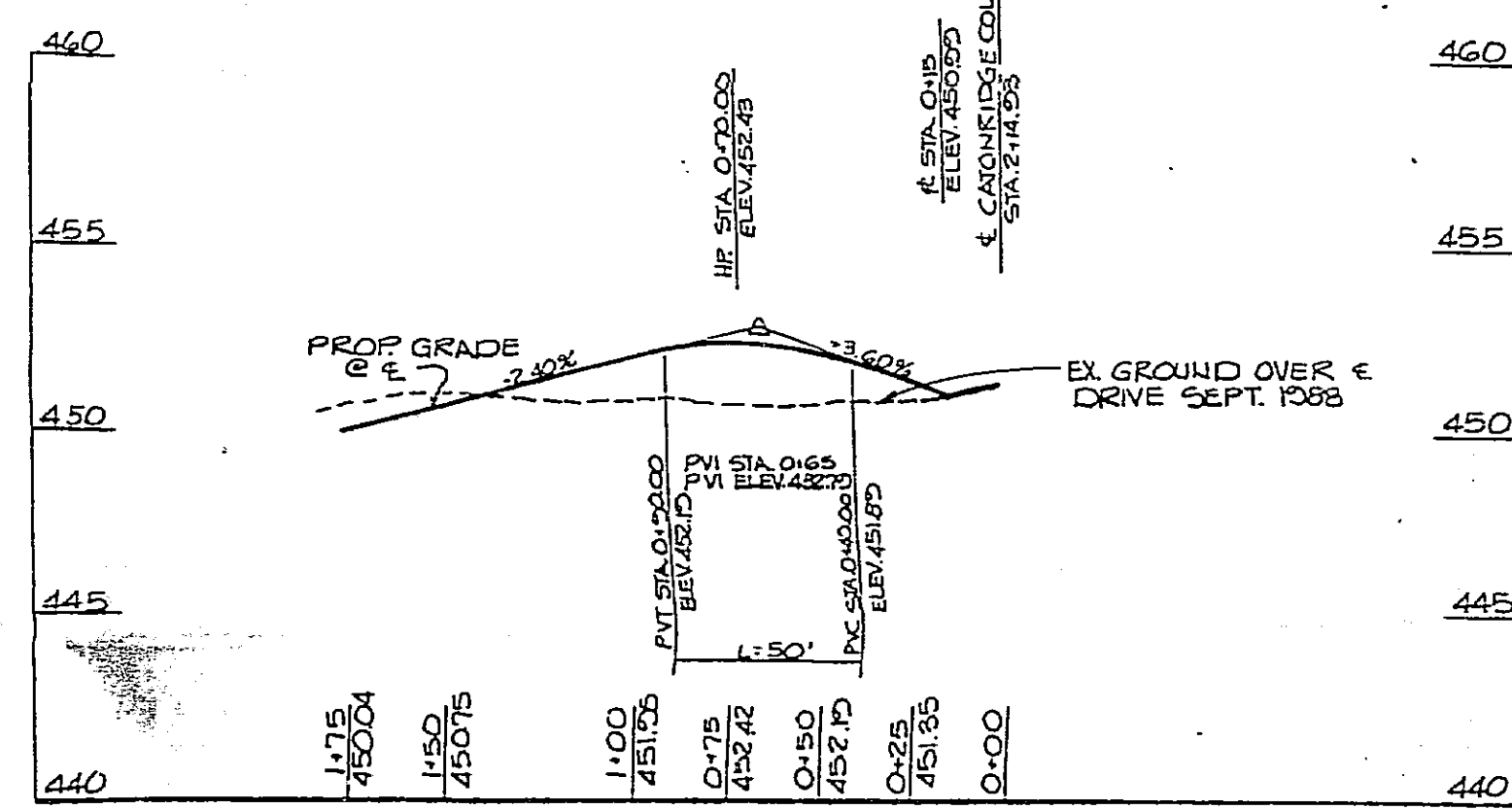
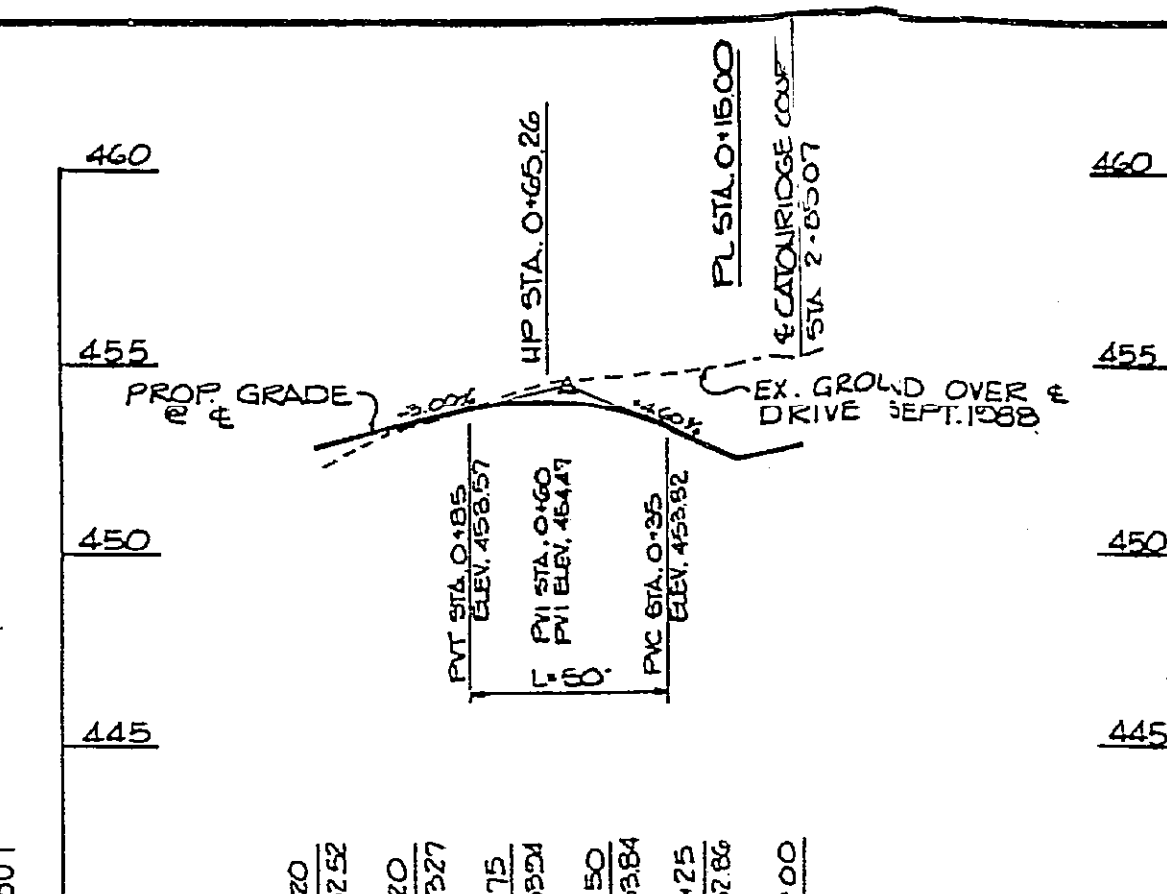
**SITE DATA**

1. EXISTING ZONING OF SITE OR-5.5
2. GROSS ACREAGE OF SITE = 5.45 AC.
3. TOTAL NUMBER OF DWELLINGS ALLOWED = 30
4. TOTAL NUMBER OF DWELLINGS PROPOSED = 23
5. REQUIRED OPEN SPACE = 14,850 (650 SQ FT/D.U. X 23 D.U.)
6. OPEN SPACE PROVIDED = WAIVER APPROVED BY THE BOARD OF REC. & PARKS, 3/9/88.
7. PARKING REQUIRED = 2 SPACES PER UNIT = 46 SPACES.
8. PARKING SPACES PROPOSED = 46 SPACES
9. ALL DWELLINGS WILL BE SOLD IN FEE.
10. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY
11. STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES. SHOWN THUSLY: X
12. ALL ROADWAYS TO BE PAVED WITH BIT. CONC.
13. ALL PARKING SPACES WILL BE 9'X18' MIN.
14. LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER
15. MAX SLOPE IN SWM POND IS 2:1 SLOPES
16. SWM APPROVED FOR 2 & 10 YEAR MANAGEMENT
17. DEED REFERENCE: EHC, JR. 2180/0346
18. CENSUS TRACT NUMBER 4015.03
19. COUNCILMANIC DISTRICT #1
20. WATERSHED NUMBER 29 PATAPSCO SUBWERSHED NUMBER 73 UNNAMED BRANCH OF PATAPSCO.
21. PROPERTY ACCOUNT NUMBERS 01-10-451610
22. A.D.T.S = 10.4 X 23 = 240
23. THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS

**NOTES:**

1. C.R.G. PLAN APPROVED JUNE 2, 1988.
2. A LANDSCAPE PLAN WILL BE REQUIRED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3. PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE, I.E. CONCRETE OR MACADAM.
4. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY PROPOSED COMMUNITY ASSOCIATION.
5. INDICATES DIRECTION FOR FRONT OF HOUSE
6. WHEN PUBLIC WATER AND SEWER BECOME AVAILABLE, THE EXISTING WELL WILL BE BACKFILLED BY A LICENSED WELL DRILLER AND THE SEPTIC SYSTEM WILL BE PUMPED AND REMOVED OR BACKFILLED.

**TYPICAL OFFSTREET PARKING**  
NO SCALE



**91-139-A**

**OFFICE OF PLANNING & ZONING**  
APPROVED BY:

DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_  
ZONING COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

**TRACY, SCHULTE & ASSOCIATES INC.**  
planning • architecture • engineering

8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

**OWNER**  
SECURITY DEVELOPMENT CORP.  
P.O. BOX 417  
ELICOTT CITY, MARYLAND 21043  
(301) 465-4244

**DEVELOPER**  
SECURITY DEVELOPMENT CORP.  
P.O. BOX 417  
ELICOTT CITY, MARYLAND 21043  
(301) 465-4244

**PROJECT**  
MEYERS LANE  
SECTION ONE  
ELECTION DISTRICT No. 1  
BALTIMORE COUNTY, MARYLAND

**TITLE**  
FINAL DEVELOPMENT PLAN

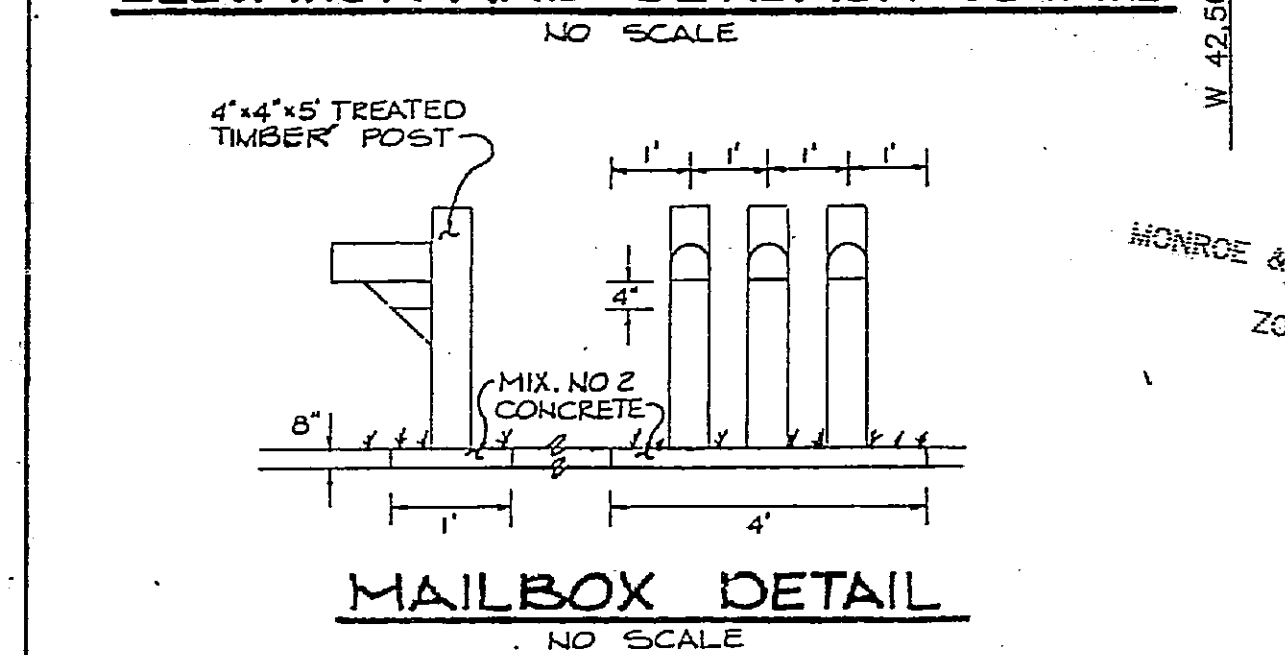
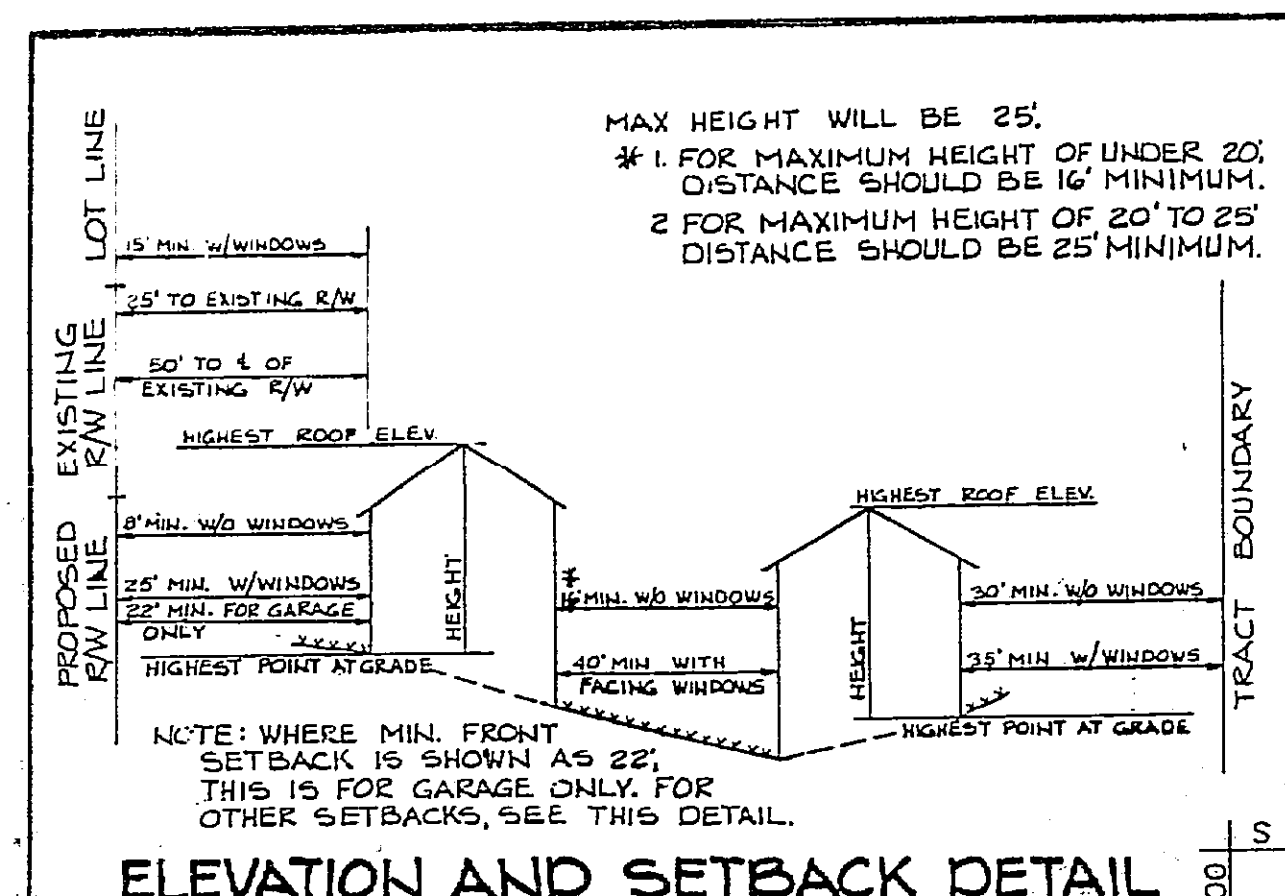
**DATE** APRIL 12, 1990 **PROJECT NO.** 0001

**SCALE** 1"=50' **DRAWING** 1 OF 1

**DES** SJB **DRN** JCA

# 64





**SOILS CLASSIFICATIONS**

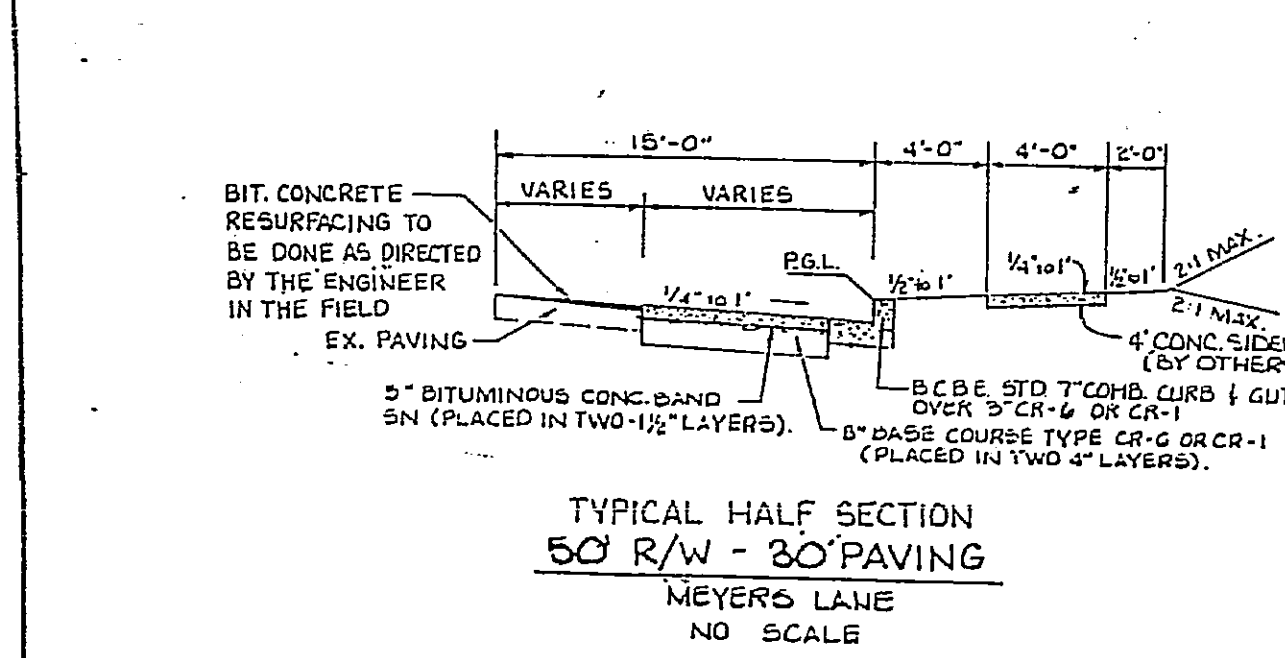
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Od CHILLUM - URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES

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MsB2 MONTALTO SILT LOAM 3 TO 8 PERCENT SLOPES, MODERATELY ERODED



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THIS DEVELOPMENT IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

**CURB CUT NOTE**

THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE, BUT PRIOR TO INSTALLATION OF STREET CURBS.

**WALKWAY EASEMENT & DECK NOTE**

IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

**CRG PLAN NOTE**

THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS.

**LANDSCAPE PLAN NOTE**

A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

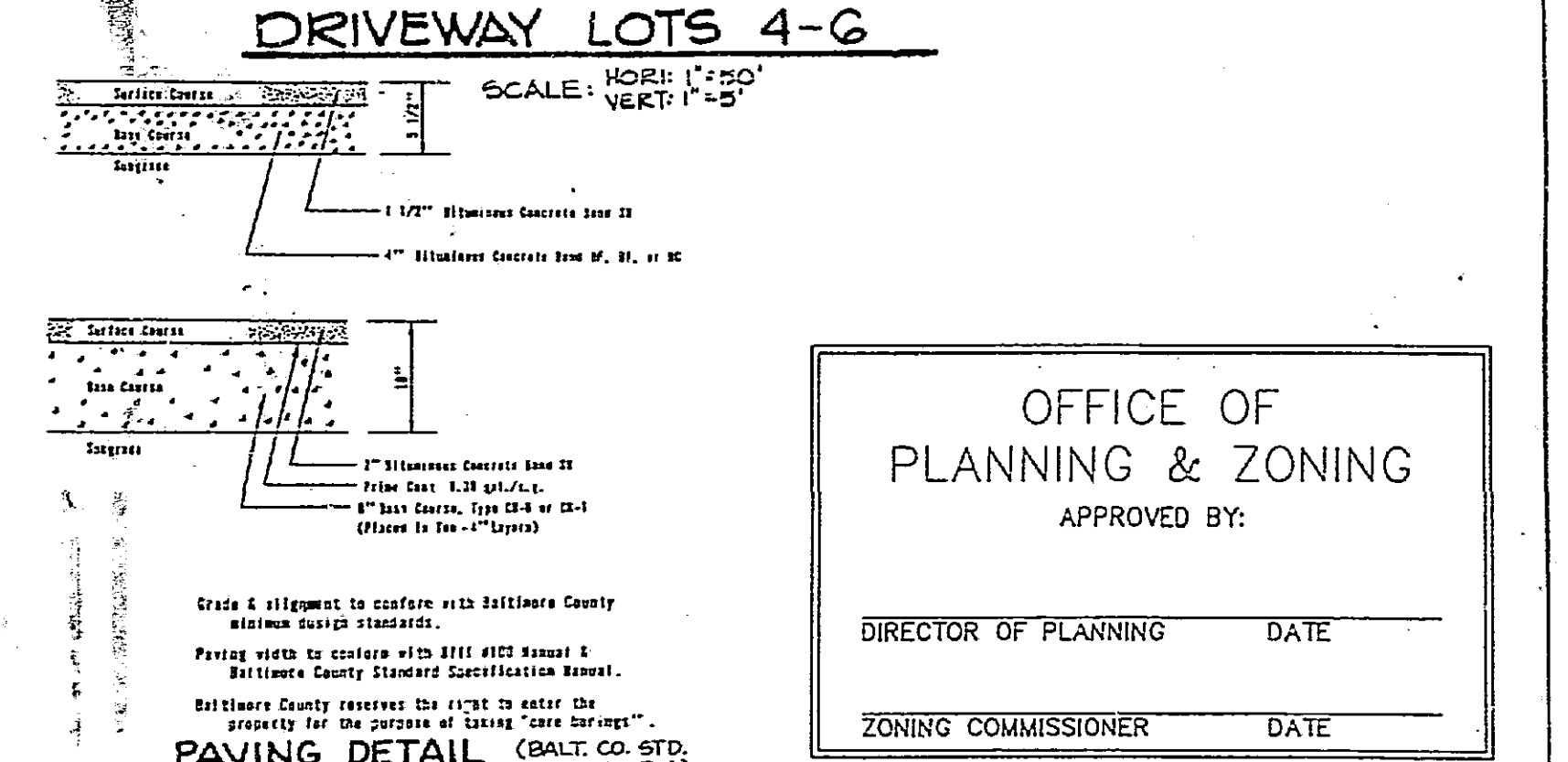
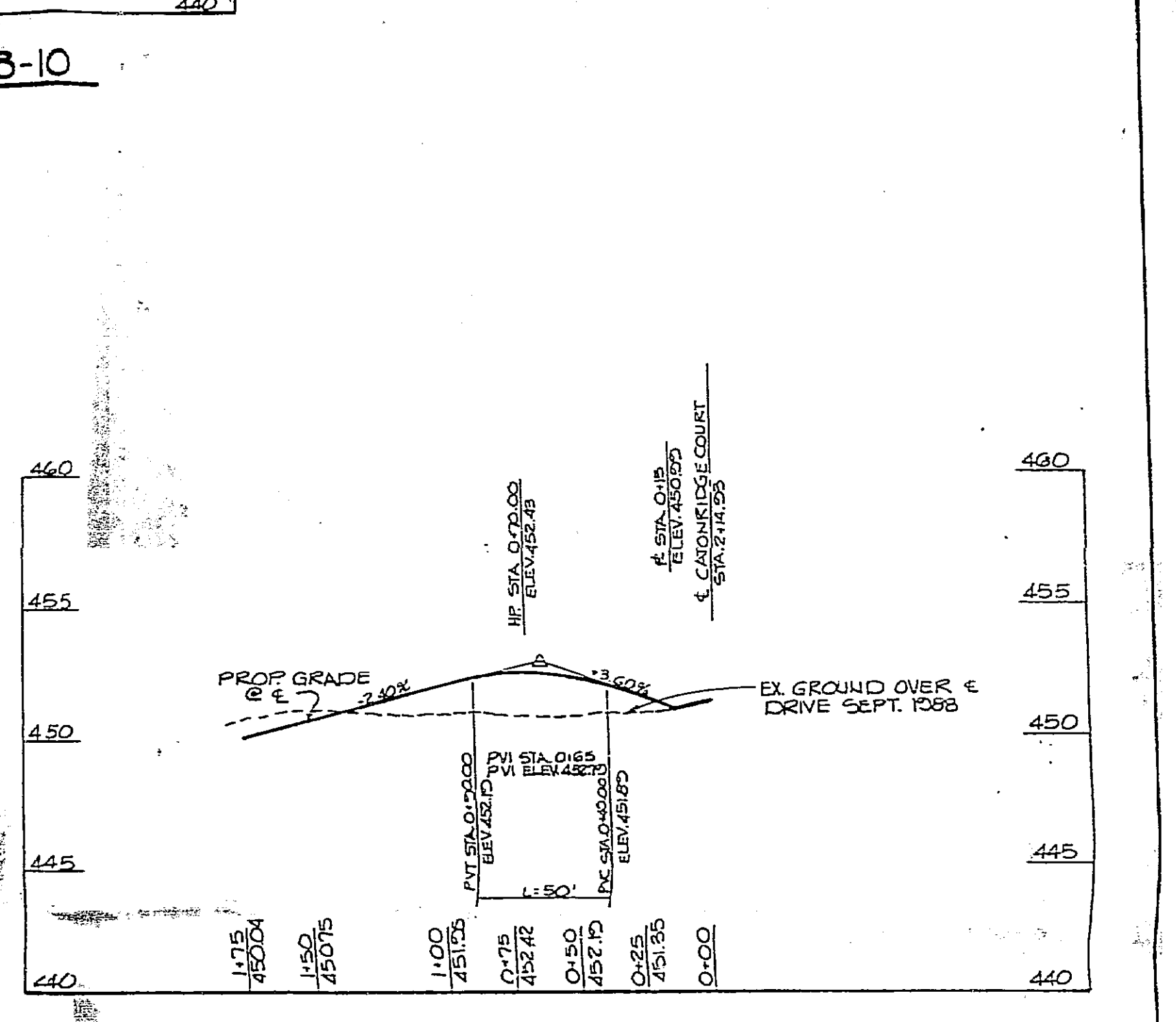
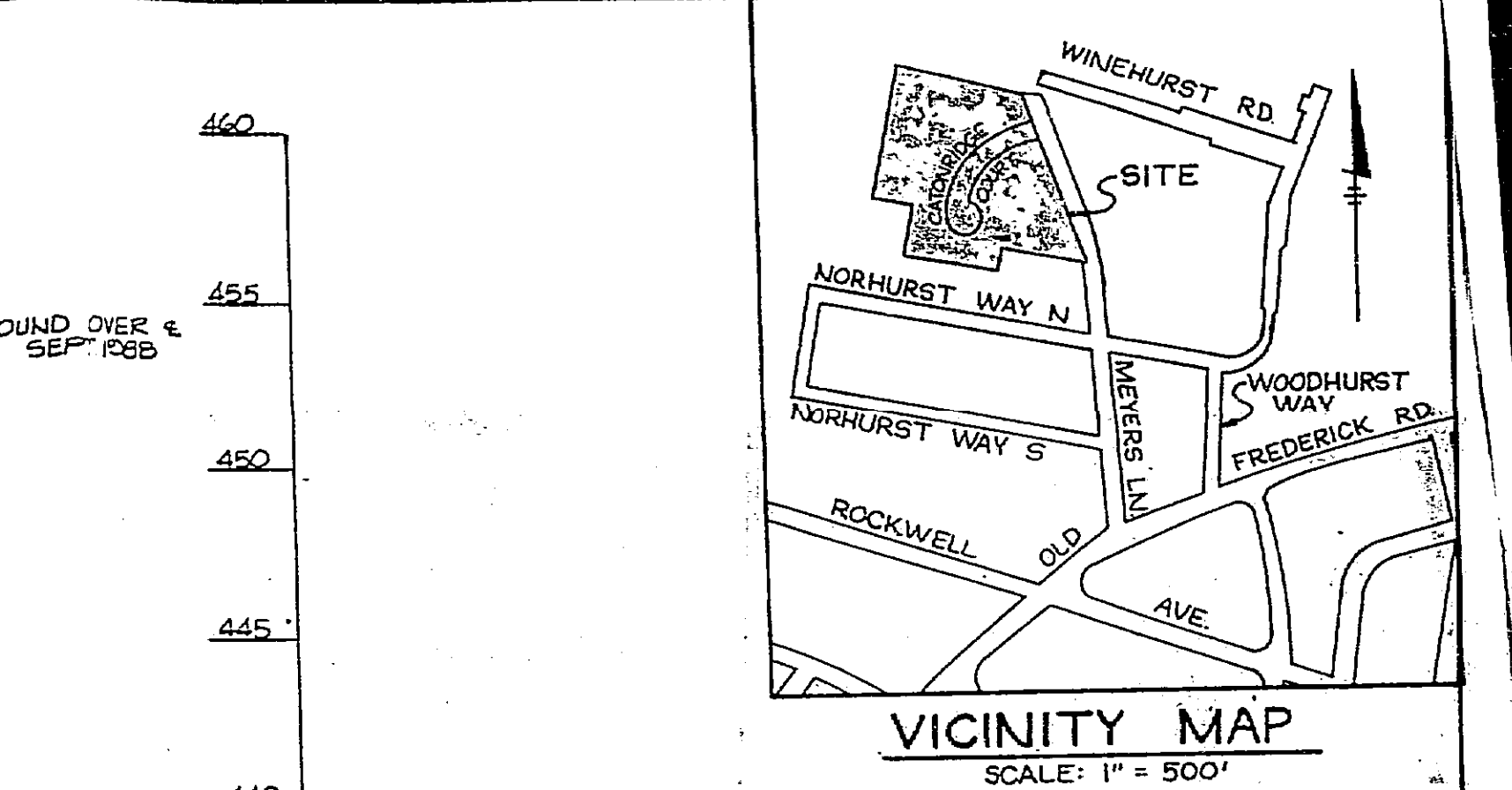


**SITE DATA**

- EXISTING ZONING OF SITE OR -5.5
- GROSS ACREAGE OF SITE = 5.45 AC.
- TOTAL NUMBER OF DWELLINGS ALLOWED = 30
- TOTAL NUMBER OF DWELLINGS PROPOSED = 23
- REQUIRED OPEN SPACE = 14,850 (650 SQ. FT./D.U. X 23 D.U.)
- OPEN SPACE PROVIDED = WAIVER APPROVED BY THE BOARD OF REG. & PARKS, 3/9/88.
- PARKING REQUIRED = 2 SPACES PER UNIT = 46 SPACES.
- PARKING SPACES PROPOSED = 46 SPACES
- ALL DWELLINGS WILL BE SOLD IN FEE.
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY. SEE NOTE 7.
- STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS (ON 14' POLES, SHOWN THUSLY)
- ALL ROADWAYS TO BE PAVED WITH BIT. CONC.
- ALL PARKING SPACES WILL BE 9'x18' MIN.
- LANDSCAPING PER DESIGN MANUAL & APPROVED PLAN TO BE PROVIDED BY DEVELOPER.
- MAX SLOPE IN SWM POND IS 2:1 SLOPES
- SWM APPROVED FOR 2 & 10 YEAR MANAGEMENT
- DEED REFERENCE: EHK, JR. 2180/0346
- CENSUS TRACT NUMBER 4015.03
- COUNCILMANIC DISTRICT #1
- WATERSHED NUMBER 29 PATAPSCO SUBWERSHED NUMBER 73 UNNAMED BRANCH OF PATAPSCO.
- PROPERTY ACCOUNT NUMBERS 01-10-451610
- A.D.T.S = 10.4 x 23 = 240
- THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS

**NOTES:**

- C.R.G. PLAN APPROVED JUNE 2, 1988.
- A LANDSCAPE PLAN WILL BE REQUIRED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE, I.E. CONCRETE OR MACADAM.
- INDICATES DIRECTION FOR FRONT OF HOUSE
- WHEN PUBLIC WATER AND SEWER BECOME AVAILABLE, THE EXISTING WELL WILL BE BACKFILLED BY A LICENSED WELL DRILLER AND THE SEPTIC SYSTEM WILL BE PUMPED AND REMOVED OR BACKFILLED.
- TYPICAL BUILDINGS SHOWN ON LOTS ARE FOR REPRESENTATIVE PURPOSES ONLY. DWELLING LOCATIONS AND SIZE MAY BE OTHER THAN SHOWN ON THE PLAN VIEW.
- TRASH PADS TO BE INSTALLED AT THE CURBS FOR PANHANDLE LOTS. PADS IS TO BE 16 S.F. PER UNIT SERVED.
- VARIANCE PETITION FOR MINIMUM SETBACK TO ROADWAY FOR LOT 21 HAS BEEN FILED



**OFFICE OF PLANNING & ZONING**  
APPROVED BY:

DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

ZONING COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

**TRACY, SCHULTE & ASSOCIATES INC.**  
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SECURITY DEVELOPMENT CORP.  
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(301) 465-4244

**DEVELOPER:**  
SECURITY DEVELOPMENT CORP.  
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ELLICOTT CITY, MARYLAND 21043  
(301) 465-4244

**PROJECT:**  
MEYERS LANE

**LOCATION:**  
ELECTION DISTRICT No. 1  
BALTIMORE COUNTY, MARYLAND

**TITLE:**  
FINAL DEVELOPMENT PLAN

**DATE:** APRIL 12, 1990 **PROJECT NO:** 0001

**DES:** SJB **DRN:** JCA **SCALE:** 1" = 50' **DRAWING:** 1 OF 1